

LAND | FOR LEASE

CENTURY DRIVE INDUSTRIAL PARK

14816 Century Drive Industrial Park, Sherwood, OR 97140



OFFERING SUMMARY

| | |
|---------------|-------------------|
| Lease Rate: | Negotiable |
| Available SF: | 2.5 - 11.93 Acres |
| Lot Size: | 14.45 Acres |
| Zoning: | LI |

PROPERTY OVERVIEW

BRING YOUR CREDIT TENANT! Owner will develop, finance, and build to suit for qualified tenants. 2 Lots Available. 11.93 Acres directly behind Walmart & 2.5 Acres across the street on the corner of Century Drive and Tualatin Sherwood Rd. This Industrial Land is smartly situated in the Tualatin Sherwood Industrial Zone. Located between the edge of the Sherwood retail and the Tualatin Industrial corridors, these 2 parcels of shovel ready land have easy access to Hwy 99, I-5 & I-205.

PROPERTY HIGHLIGHTS

- LOT 1
- Size: 11.93 Acres
- Zone: LI (Light Industrial)
- Price: Negotiable
- LOT 2



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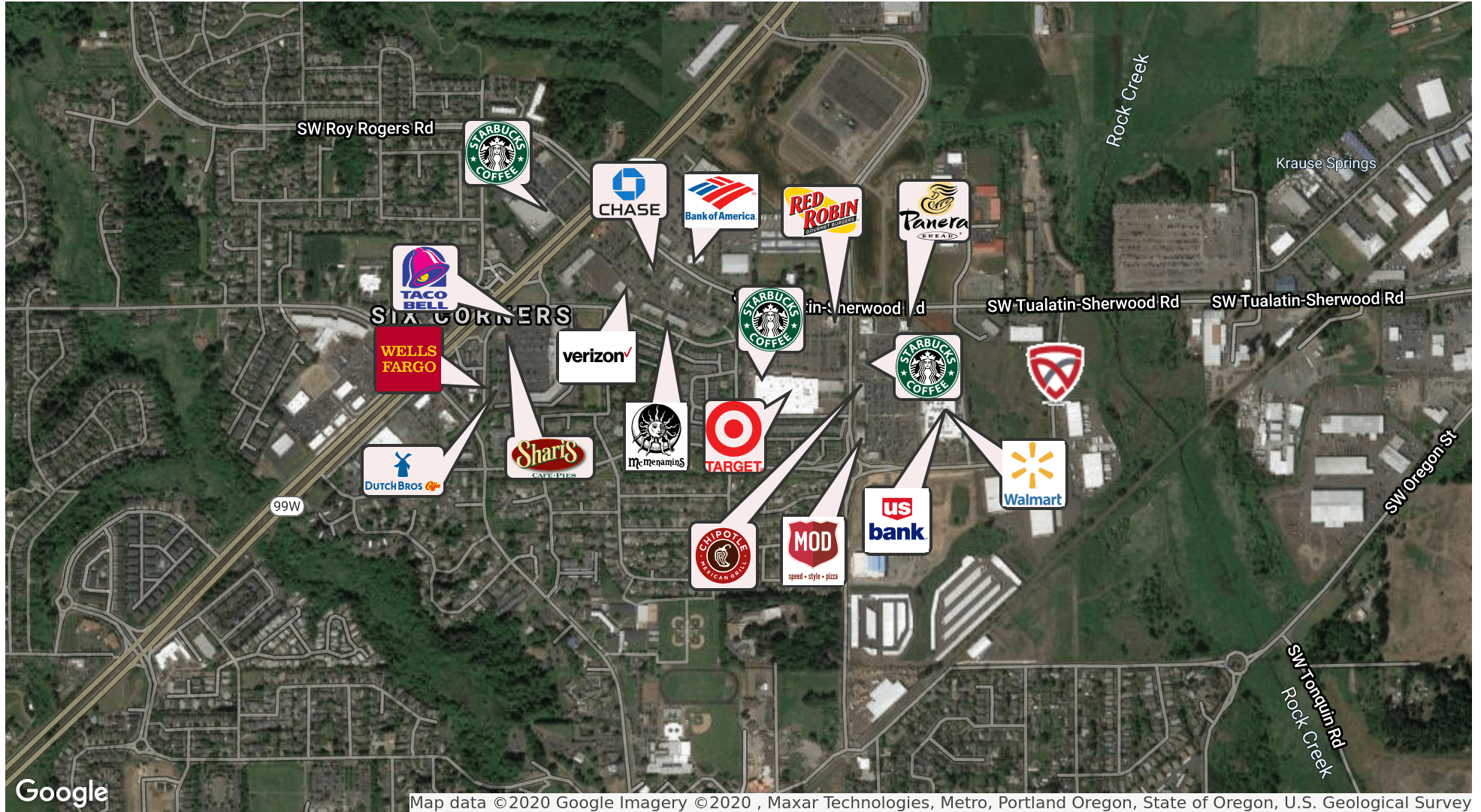
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,355 | 33,303 | 101,480 |
| Average age | 36.4 | 39.9 | 38.2 |
| Average age (Male) | 35.8 | 38.6 | 37.5 |
| Average age (Female) | 37.4 | 41.0 | 39.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,543 | 12,983 | 39,171 |
| # of persons per HH | 2.8 | 2.6 | 2.6 |
| Average HH income | \$90,868 | \$85,690 | \$89,017 |
| Average house value | \$359,107 | \$347,276 | \$374,065 |

* Demographic data derived from 2010 US Census

